# Daily Pilot

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# Costa Mesa rejects state's proposal

City officials claim a regional emergency operations center would devalue the parcel needed for housing.

#### **BY SARA CARDINE**

When a large-scale development is being proposed for a particular area, the public typically has a time window in which to express concerns about potential impacts the project might have on surrounding homes, businesses and even local wildlife.

Neighbors or city officials may pen letters or attend meetings where their comments are recorded for consideration to alter the work or help determine mitigation efforts going forward.

But what happens if the homes and businesses that might be affected by that development don't vet exist?

That's the predicament Costa Mesa officials face as California's Office of Emergency Services finalizes plans for a 15-acre re-

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## Airport offers art history lesson

JWA exhibit features pieces from permanent collection of Laguna Beach's Festival of Arts, dating back to its start.

#### BY ANDREW TURNER

The Festival of Arts has partnered with John Wayne Airport to put artwork from its permanent collection on display throughout the transportation center.

Those traveling into and out of Orange County have had a chance to engage with some of the history of the local arts community for the past four months.

Nearly 90 pieces of artwork have been displayed behind glass at the airport since the beginning of July. The exhibit, which is the

See Airport, page A2



Courtesy of the Crystal Cove Conservancy

**A SHOT OF** the beach cottages under renovation, with some completed, as part of the Crystal Cove Conservancy's North Beach Restoration Project.

# Final funding acquired to restore beachside cottages

**COTTAGE NO. 12,** pictured in 2017 prior to restoration, is a two-story residence with four bedrooms located on the north beach area of Crystal Cove State Beach in Newport Coast.





THE RESTORED Cottage No. 12 will

be available for rent with seven other cottages as part of the third and final phase of the North Beach Restoration Project. The cottage is called the North Beach Tower.

Courtesy of the Crystal Cove Conservancy

The total cost of fixing up the historic properties will be about \$55 million, a 'little higher' than the Crystal Cove Conservancy's original \$5 million estimate.

#### BY LILLY NGUYEN

The Crystal Cove Conservancy announced this week it has acquired the remaining \$10 million needed to fund the last of the North Beach Restoration Project — a more than 20year effort that has allowed for the preservation of what conservancy officials call the final vestiges of the "California beach lifestyle" of the 1950s.

In its news release on the funding issued Tuesday, the nonprofit said the final investment came from the Bank of America after the conservancy secured federal historic rehabilitation tax credits intended to incentivize the rehabilitation and reuse of historic properties.

The investment completes fundraising for the project. Other significant funding comes from the capital campaign led by Crystal Cove Conservancy founder and campaign chair Laura Davick and from an additional \$30 million in state funding with the assistance of state Assemblywoman Cottie Petrie-Norris.

The conservancy also credits community philanthropists, Crystal Cove Conservancy members, the California Coastal Commission, the California State Coastal Conservancy, the David and Lucile Packard Foundation, the WWW Foundation and other indi-

See Cottages, page A3

# The fur flies stylishly at Halloween Pet Fashion Show



Photos by Susan Hoffman

#### BY SUSAN HOFFMAN

All decked out in salon-client garb, Roxi Jones arrived for her Saturday appointment at Paul Mitchell the School located at SOCO and the OC Mix in Costa Mesa. While the hair and beauty school caters to a human clientele, on this particular day the school opened its doors to Roxi and her furry friends in costume as part of its third annual Halloween Pet Fashion Show.

The fun-filled morning began with 15 costumed dogs strutting their stuff on the runway along with pet parents in tow, some dressed in matching outfits. The

event encouraged participants to get creative with costumes and join in on the Halloween spirit with prizes for best costume and best pet, best pet-and-owner duo as well as pet swag and raffle prizes. Entry fees were earmarked for assorted charitable organiza-

Top dog was Bella, a Sheshon mix who won first place costumed as a witch. She was there with her pet parent, Farzaneh Rafiei.

Baylie Suarez, admissions leader of Paul Mitchell the School, said it was her first time

See Fashion, page A2



**CLIENT** Roxi, a 7-year-old English bulldog who loves naps and treats, competes in the Halloween Pet Fashion Show at Paul Mitchell the

BAYLIE SUAREZ, with microphone, announces Taylor Tropeano, dressed as a bottle of mustard, with Frankie, a hot dog, on the runway during Paul Mitchell the School's Halloween Pet Fashion Show in Costa Mesa.

#### AIRPORT

Continued from page A1

largest put together from the permanent collection, is scheduled to conclude on Nov. 1.

"One of the reasons we liked being here is that it is a public place," said Tom Lamb, a photographer and Festival of Arts board member. "People can see it. One of our mandates of the collection is that it be seen, and how do you show it? Would this be better suited in a museum? Maybe, because it would be more contiguous, and perhaps it would be easier to see, but you're getting a visitor

much like the Pageant or the Festival of the Arts gets, people who know not that much about art but all of a sudden get to see art."

Pat Sparkuhl, who recently retired as chief curator of the permanent collection, spent approximately a year curating the selection of works. The Festival of Arts permanent collection now contains more than 1,000 pieces, providing a glimpse into the creatives and culture that have defined the artistic community in and around Laguna Beach through the decades.

"We are thrilled to partner with John Wayne Airport to bring the Festival of Arts permanent collection to a wider audience as part of the continuation of the festival's two-year 90th ancelebration," niversary Sparkuhl said in a statement. "Art has the power to captivate, inspire and transform, and we believe that this exhibition will enrich the travel experience for airport visitors while promoting the vibrant arts community in our region."

As a public place, the airport exhibit does set some boundaries for the artworks on display. It largely shies away from nudity, political statements and weaponry to maintain a familyfriendly environment.

In such a setting, one might anticipate landscape and portraiture works to thrive. There is a fair share of plein air painting, including that of Joseph Kleitsch, whose work was recently the subject of an exhibit at the Laguna Art Museum.

Although it has three terminals, the airport is linear, allowing an individual to come across all of the artwork if they walk from one end to the other. The Vi Smith Gallery, located on the secure side of the airport, spans Terminal A and Terminal C. Some three-dimensional sculptures have been placed in the middle, including one display case featuring the glass artistry of John Barber and Sherry Salito-Forsen along with a bronze statue from Lewis Cohen.

Elizabeth Platt, a Lake Forest resident, was taking in the three-dimensional art showcased in the airport. A past patron of the



Courtesy of Robert A. Hansen

**TRAVELERS TAKE** in the artwork on display in a Festival of Arts permanent collection exhibit at John Wayne Airport. The exhibit runs through Nov. 1.

Pageant of the Masters and before her flight. the Festival of Arts, Platt

said she has purchased art from exhibitors during her "I just like to see something pretty and interesting and something that I like," Platt said. "I like the diversity of this display. I would

pass by the first one because that's not me. Everything in the second one is breathtaking to me. Art is in the eye of the beholder." Each piece of art is ac-

companied by a panel providing information on the artist.

Patti Hawkins of Seattle was admiring a chess set made of bronze and wood created by Steven Dahlberg

"I enjoy seeing it here, omething different," something Hawkins said of the art show. "Now, if I were in a hurry passing by, I would miss it completely. When I'm leaving Seattle, which is my home base, I pretty much miss everything because I'm always in a hurry, the airport is always backed up, and all I want to do is get to my gate."

Hawkins added that if she is early, she likes to walk because she is going to be sitting on the plane for a long time. Studying the exhibit gave her something to do.

A book featuring the selected works for the airport

showcase will be available at the Festival of Arts' next summer show.

One historical treasure featured in the show is Virginia Woolley's "Flower Stalls," a 1932 painting that became the first sold at the Festival of Arts.

"Some people would just say, 'Why do we need history?' Lamb said. "You need history because you're putting on current events. You're doing a pageant that's like an art history show. You go to the pageant, you come back, and you learn something about

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#### **LEGAL NOTICE**



#### NOTICE OF PUBLIC HEARING

Planning Commission

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651

Virtual Zoom Link PC: https://lagunabeachcity.zoom.us/j/93696942810 Virtual Phone No. PC: (669) 900-9128 / ID NO. 93696942810

#### Wednesday, November 1, 2023 at 6:00 PM

Wednesday, November 1, 2023 at 6:00 PM

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Conditional Use Permit Amendment 23-1952, Coastal Development Permit 23-1954 Address: 935 Laguna Canyon Road APN: 641-231-08 Applicant: Tom Hartmann, General Manager (949) 497-0516 t\_hartmann@sawdustartfestival.orgProperty Owner: Sawdust Festival Application Filing Date: October 17, 2023 PROJECT DESCRIPTION: The applicant requests a Conditional Use Permit (CUP) amendment (amending CUP 13-955) and Coastal Development Permit to expand the Winter Fantasy show at 935 Laguna Canyon Road (Sawdust Art Festival) in the Arts District. The show currently operates for five consecutive weekends after Thanksgiving on Saturdays and Sundays and the Friday after Thanksgiving. The proposed expansion would allow the festival to operate each Friday preceding the five designated weekends. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. MORE INFORMATION: The property is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Anthony Viera, Principal Planner A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at <a href="https://www.lagunabeachcity.net">www.lagunabeachcity.net</a>. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Pursuant to the Americans with Disabilities Act, persons with a disability who require disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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Wednesday, November 1, 2023 at 6:00 PM

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Zoning Ordinance Amendment 1250 Local Coastal Progr am Amendment 23-1251, and General Plan Amendment 23-135 23-1250, Local Coastal Program Amendment 23-1251, and General Plan Amendment 23-1350 Address: Citywide Applicant: City of Laguna Beach Application Filing Date: June 28, 2023 PROJECT DESCRIPTION: Zoning Ordinance Amendment 23-1250, Local Coastal Program Amendment 23-1251, and General Plan Amendment 23-1350 to amend portions of the Laguna Beach Municipal Code, Local Coastal Program, and General Plan in accordance with State housing laws and the City's Housing Element. The amendments include an update to the City's inclusionary housing the City's Housing Element. The amendments include an update to the City's inclusionary housing policy and new provisions related to density bonuses, single-room occupancy units, transitional and supportive housing, low barrier navigation centers, reasonable accommodations, home occupation/work-live standards, lot consolidations for senior and affordable housing projects, and associated amendments. Specific amendments intended to improve the feasibility of infill housing projects include modifications to the development standards, major remodel thresholds, and parking requirements for mixed-use projects in the City's Local Business District, Commercial-Neighborhood Zone, and South Laguna Village Commercial Zone. COASTAL ZONE: This project is located within an appealable area of the Coastal Zone. CEQA: Staff recommends the Planning Commission determine that no further environmental review is required because none of the conditions in Public Resources Code section 21166 and/or State CEQA Guidelines section 15162 are triggered by the proposed amendments to the Laguna Beach Municipal Code Amendment, Local Coastal Program, and General Plan. These proposed amendments fall within the scope of the Housing Element update, for which the City adopted a Negative Declaration on January 11, 2023, and implement the programs of the 6th Cycle Housing Element. The proposed housing amendments therefore do not require preparation of subsequent environmental documentation. The previously adopted Initial Study/Negative Declaration is available for bublic review on the City's website at the following link- <a href="https://www.guanabeachcity.net/government/departments/community-development/planning-zoning/current-projects/housing-element-update.">https://www.guanabeachcity.net/government/departments/community-development/planning-zoning/current-projects/housing-element-update.</a> departments/community-development/planning-zoning/current-projects/housing-element-update
MORE INFORMATION: The agenda packet will be available on the City's website at least 72 hours
prior to the scheduled public hearing (https://www.lagunabeachcity.net/live-here/city-council/meetingsagendas-and-minutes) and at the Community Development Department public counter during the
following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays. HOW TO COMMENT: following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Anthony Viera, Principal Planner at aviera@Jagunabeachcity.net or by phone at (949) 497-0398, and Jennifer Savage, Housing Program Coordinator at jsavage@Jagunabeachcity.net or by phone at (949) 715-1141, or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at <a href="https://www.lagunabeachcity.net">www.lagunabeachcity.net</a>. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Pursuant to the Americans with Disabilities Act, persons with a disability hor require a disability. Apple on or accommendation to naticipation to naticipation to naticipation to naticipation. persons with a disability who require a disability-related modification or accommodation to participate persons with a disability who require a disability-related modification of a commodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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Virtual Phone No. PC: (669) 900-9128 / ID NO. 93696942810

Wednesday, November 1, 2023 at 6:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Zoning Ordinance Amendment 23-1956 and Local Coastal Program Amendment 23-1957 Address: Citywide Applicant: City of Laguna Beach Application Filing Date: June 28, 2023 PROJECT DESCRIPTION: Zoning Ordinance Amendment 23-1956 and Local Coastal Program Amendment 23-1957 to amend portions of the Laguna Beach Municipal Code and Local Coastal Program to add a new active commercial design requirement for the C-1, Local Business District that would allow for the five-foot front yard open space requirement to be waived in situations where certain pedestrian design standards are met COASTAL ZONE: This project is located within an appealable area of the Coastal Zone. CEQA: Staff recommends the Planning Commission determine that the proposed active commercial design requirement for C-1, Local Business District is exempt from CEOA pursuant to State CEOA Guide lines section 15305, which applies to minor alterations in land use that "do not result in any changes in land use or density," such as minor lot line adjustments, side yard, and set back variances. The adoption of this proposed amendment would allow for the waiver of the front yard open space re-quirement in C-1, Local Business District, and is a minor alteration that does not change the land use or density. None of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply. In the alternative, the proposed amendment is also covered by the common sense CEQA exemption (CEQA Guidelines Section 15061(b)(3)), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of this proposed amendment, it can be seen with certainty that there is no possibility that it may have a significant effect on the environment, and therefore is not subject to CEQA. MORE INFORMATION: The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<a href="https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes">https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes</a>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays. **HOW TO COMMENT**: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Anthony Viera, Principal Planner at <u>aviera@lagunabeachcity.net</u> or by phone at (949) 497-0398, or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at <a href="https://www.lagunabeachcity.net">www.lagunabeachcity.net</a>. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written

correspondence delivered to the public agency prior to, or at, the public hearing.

#### REJECTS

Continued from page A1

gional emergency operations center on the grounds of Fairview Developmental Center at 2501 Harbor Blvd.

Having served for decades as a state hospital for individuals with developmental disabilities, the 114-acre state-owned property is being decommis-sioned and eyed for new uses, namely housing.

City officials have been working with the state Department of Housing and Community Development to develop the acreage into a housing opportunity site that could sustain up to 2,300 residential units in a "walkable residential village" with affordable units

for low-income families. State officials gave Costa Mesa \$3.5 million to develop a Fairview Developmental Center Specific Plan Area to codify the zone changes and entitlements necessary for accommodating wide-scale residential use of the property.

In its current configuration, the campus seems a fitting place for a regional emergency operations center that would serve 11 counties and 22.9 million residents with a 35,000square-foot office, 20,000warehouse, square-foot helicopter pad and 120-foot communications tower.

But if the city's plans to



Don Leach | Staff Photographer

**THE MAIN ENTRANCE** to the shuttered Fairview Developmental Center in Costa Mesa.

use the space for housing bears fruit, such a facility would hardly be compatible. Officials expressed such sentiment in a formal response to an environmental impact report drafted by the state, ahead of an Oct. 20 public comment deadline.

"The current project conflicts with the city's and state's mutual goals to accommodate housing opportunities at this site and places undue constraints on future planning and [neighborhood] opment efforts," the city's 19-page response letter reads.

"The DEIR does not discuss how the proposed EOC, its proposed helipad and communication tower are compatible with the residential development

that is planned for the site." City officials also maintain such a center would

not only reduce the acreage available for housing but potentially devalue the property, making it "less the economically feasible and less marketable for sale or lease to a residential community development firm in the future."

Other concerns addressed in the response include noise and traffic impacts, as well a failure to provide adequate notice to the public about the scope, timing and specifications of the project and its construction, which would take 37 months to complete.

During a Sept. 28 meeting on the state-owned site, consultants for the state attempted to describe the proposal to an auditorium

of about 85 largely displeased members of the public. City staff said the presentation was uninformative, and participants had a hard time seeing materials and getting their questions answered.

The City Council Tuesday gave a final look at the response letter, presented and signed off on by Jennifer Le, director of economic and development services, effectively hitting send on the document in a 7-0 vote.

As the meeting had already passed midnight, panelists offered few words on the project. But a handful of residents, undaunted by the late hour, offered words against the regional facility. Mary Spadoni sug-gested the city loop in officials from higher offices.

"Where are our representatives from the state and county? Where's Sen. Dave Min, where's Cottie [Petrie-Norris], where's Supervisor [Katrina] Foley?" she asked. "This is an important issue — where are these people?"

Le said the city would move forward with plans to redevelop at least the remainder of the site into housing.

"We do intend to begin our public visioning meetings for that master planning effort this fall," she told the council.

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#### **FASHION**

Continued from page A1

hosting the event. "People like animals, they like people and it's great to be able to host that," Suarez said. "This is one of our favorite

fun events.' Suarez estimated about 40 attended, with 15 in the fashion show.

"A lot of the participants came from as far away as the Inland Empire," said Suarez, who was told that many had Googled "dog events" when she asked how they learned of the show. In previous years attendance had mostly been employees, students, friends and family associ-

ated with the business. "It's nice to see outside organizations and guests not associated with Paul Mitchell come and support the cause," Suarez said.

One of those organizations was the La Quinta High School student volun-

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teer PAWS Club, which promotes animal welfare as part of Promoting Animal Welfare Society.

"They contacted us and asked to be part of the event," said Suarez, who was grateful for the help from the students from the Westminster school. "I agreed that three to five [volunteers] would be fine, but they ended up sending

Among the day's crowd pleasers were the hot-dog costumed Frankie, a 2year-old Pembroke Welsh corgi, and pet parent Taylor Tropeano of Garden Grove, who was clad as a container of mustard.

"Frankie loves people, he loves all the attention and it puts a smile on people's face," said Tropeano. "He's funny, he doesn't really care about other dogs, he's nice to them but he really loves people."

One of the most creative entries was that of 9-yearold Charlotte Kerr, of Brea, who was dressed as a Starbucks barista, wearing a green monogrammed apron and all, while toting 1-year-old, mixed breed Gidget and 3-year-old beagle-whippet Louie,

posing as "PupLattes." "I'm really excited, I've



Susan Hoffman

**PET PARENT** Farzaneh Rafiei with Bella, 6, a Sheshon mix who won first place as a witch during Paul Mitchell the School's Halloween Pet Fashion Show on Oct. 14.

been looking forward to this all week," Charlotte said. "I feel like it fitted me because I like to take them to Starbucks.

Paul Mitchell the School has been raising funds for the last three months through various types of events where donations are distributed between 11 different charities, including Best Friends Animal

Society, Children's Miracle

Network Hospitals and the Gary Sinise Foundation.

'The total raised thus far is \$21,850," said Suarez. "And it will go toward all of our charities including the local organization, Families Forward. We raised \$600 for this [Halloween Pet Fashion Show] event."

Susan Hoffman is a contributor to the Daily Pilot.

#### **GIRLS' VOLLEYBALL**

# H.B. pulls away from Alemany after tight first set

#### BY ANDREW TURNER

The Huntington Beach girls' volleyball program finds itself in a familiar spot — among the best and striving to top them all.

Chasing such ambition will take no shortage of talent, an area in which the Oilers are not lacking. Experience can also help, a quality longtime coach Craig Pazanti and a veteran roster are leaning on this postseason.

Third-seeded Huntington Beach withstood an early challenge, then rolled in the final two sets of a 28-26, 25-16, 25-14 win over Mission Hills Alemany to kick off pool play in the CIF Southern Section Division 1 playoffs on Wednesday night.

It began with Huntington Beach trailing 18-12 and needing kills from Kylie Leopard and Haylee La-Fontaine to fight off two set points in the opening game. LaFontaine, a Cal Poly beach volleyball commit who had a match-high 18



Don Leach | Staff Photographer

**HUNTINGTON BEACH** opposite Taylor Ponchak (27), seen against Santa Margarita on Sept. 12, had 11 kills and four block assists against Alemany on Wednesday.

kills, provided the decisive strike on her team's final four points of the first set.

"A little bit sluggish, but that's kind of been our problem for the last couple weeks, even in league, was just slow starts," Pazanti said. "We've got to stop doing that. We just gave away too many in the first set.
Too many unforced errors
— service error, passing error, hitting error, just on us.

"When you play a good team, and [the Warriors] are definitely a good team, it's hard to come back getting down that much early, but to our credit, they came out, they just kept grinding and understand what it takes to get to the finals. You got to win, and you got to have some luck, and you have to make sure you're doing everything you can because you don't want to give away sets when that's the tiebreaker if there ends up being some sort of a three-way tie."

Huntington Beach (27-7) has appeared in three CIF finals, winning one in Division IIAA under Rocky and Cammy Ciarelli in 1996. The Oilers were finalists in Division 1A in 2009 and in Division 2 in 2021.

The Oilers had eight days between matches, the previous being a five-set defeat on their home court against Edison. Huntington Beach had surrendered a set in four consecutive matches, but dropping their regular season finale was a reminder of how fragile the dream of a title can be.

"We now remember what it's like to lose, and we really hated it," Olivia Foye, a Princeton-bound libero, said of the loss to the Chargers. "It was honestly a good wake-up call for us."

Opposite Taylor Ponchak, a Stanford beach volleyball commit, had seven of her 11 kills in the second set, placing her shots in various locations to keep Alemany (22-8) off balance. She shared that the open spots to hit are called out by setter Dani Sparks (40 assists).

"I've been playing in beach for a long time, and that's just something that we train on that court," said Sparks, who is also committed to play beach volleyball at Cal Poly. "I've learned to look to see where the open spots are and where the people are."

Ellie Esko also had 11 kills for Huntington Beach. Leopard finished with eight kills and two total blocks. Amika Swanson and Ponchak each provided four block assists.

"Got the heart pumping a little, but we've been in this situation before," Ponchak said of the tight first set. "Knock on wood, we pull through more often than not."

Havyn Rolle, Gabi Polishuk and Alanah Clemente had eight kills apiece for Alemany. Kayla Firestone distributed 24 assists.

Surf League champion Huntington Beach will continue pool play with a home match on Tuesday against league rival Los Alamitos (31-6). The Oilers will travel to take on No. 2-seeded Manhattan Beach Mira Costa (36-2) on Oct. 28. Mira Costa beat Los Alamitos in straight sets on Wednesday.

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#### **COTTAGES**

Continued from page A1

vidual and foundation supporters for seeing the project through.

"This is a tremendous accomplishment for not just the conservancy, but Crystal Cove State Park, the state of California, our founder, Laura Davick, who spearheaded the fundraising campaign, and the entire Cove Community. None of this would be possible without the individual supporters, the families and foundations, our neighbors and our friends," said Kate Wheeler, president and chief executive officer for the conservancy, in the news release.

"The addition of the newly restored cottages means we will have eight more rental units ready to welcome visitors to Crystal Cove, providing additional support for the conservancy's extensive STEM education and conservation programs," she added.

Efforts to restore the cottages started back in the early 2000s with Davick, according to chief operating officer Austin Barrow.

"The cottages had fallen into a horrible state of disrepair. They sat nearly dormant for over 20 years, and they were really an homage to the California beach lifestyle of the 1950s. The state, through the state [Department of Parks and Recreation], and several former residents, said that they should be preserved for future generations to enjoy and learn about the past uses, events and history of what was going on on these beaches during that time,' said Barrow in an interview Thursday.

The Crystal Cove Conser-

vancy began as the Crystal Cove Alliance organized by Davick in 1999 in an effort to save the 46 total cottages from developers who wanted to demolish the properties to make way for a larger resort. By 2017, 29 of the cottages were restored and available for beach visitors to rent.

All that remained was the final 17 cottages, eight of which, the Conservancy now says, will be ready for rental by Thanksgiving.

The initial cost had been around \$5 million to get the project started, Barrow laughed, adding, "The cost to do [the restorations] got a little higher than most people anticipated, and the time took a little longer, but here we are at the end of fundraising, and I saw Laura just the other day. She was beaming with excitement at this mission that she took up over 20

years ago is ending in a successful manner."

More details on the rentals will be made public in the coming weeks. Staff at the Crystal Cove Conservancy are encouraging those interested to keep their eyes on the nonprofit's website at crystalcove.org, social media and to sign up for its newsletter.

The project is expected to be completed in 2026.

"[North Beach] is the last remaining location on the coastline of the state of California where the California beach lifestyle has been preserved. It's not just about the cottages specifically," said Barrow. "It's an entire district. The day-today activities of that particular time period can now be recreated in an environment that resembles it. The Crystal Cove Conservancy provides interpretive classes, interpretive



Courtesy of the Crystal Cove Conservancy

**COTTAGE NO. 3.5**, also known as the Teacher's Retreat at Crystal Cove, includes one bedroom with a full-size bed and a pull-out couch in the living room.

science sessions for everything from coastal erosion all the way up through the vernacular architecture that these cottages were built with.

"They're a lab and a classroom on top of being

an amazing place to come and stay to get away from the day-to-day grind of city life we have in Southern California."

lilly.nguyen@latimes.com Twitter: @lillibirds

## THE DAILY COMMUTER

By Jacqueline E. Mathews

#### ACROSS

1 Clerical error 5 Academy student 10 Wooden shoe 14 Group of buffalo 15 Light on one's feet 16 Wolf's cry 17 Baseball's Slaughter 18 More desirable 20 Pothook's shape 21 Troubles 22 "\_ by any other name" 23 Crme de la

25 Farm animal 26 Indict; impeach 28 Humble 31 Money, slangily 32 Endeavors 34 Ask nosy questions

crme

36 Biblical book, for short 37 Empire 38 Hopping bug 39 Bovine bellow

40 Sew lightly 41 Smooth & glossy 42 Zealous 44 Coconut candy

bar 45 Disreputable newspaper 46 Well-known

47 Moving around 50 Get a \_ out of; provoke 51 Sick 54 Borders

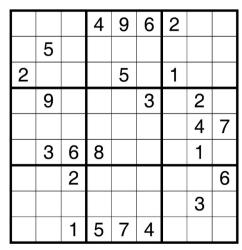
54 Borders
57 "Queen for \_"
of old TV
58 Hide in the shadows
59 Actor Eriq La \_
60 Disparaging remark

61 BPOE folks for short
62 Parakeet's 5 Novelist Truma
lunch \_\_
63 Jekyll's alter 6 See eye to eye

#### SUDOKU

By the Mepham Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit *sudoku.org.uk*.



#### For answers to the crossword and Sudoku puzzles, see page A4.

ego **DOWN**1 You
2 Hankerings
3 District attorney
4 Drug tragedies,
for short
5 Novelist Truman

7 Gives up the ghost
8 Aide to Santa
9 First letter in Thailand
10 Use a credit card
11 Timber wolf
12 Hooters
13 Joy

19 Sudden attacks

secret 24 Hauls 25 "Trees," for one 26 First husband 27 Drink served warm 28 Linear measure 29 In a magnificent way 30 Cornered 32 SAT, for one 33 One not to be trusted 35 Long-haired oxen 37 \_ false; seemed untrue 38 Chimney channel 40 Facial hair 41 Vague amount 43 Cocktails 44 Huge crowds 46 Actress Sally 47 Suffix for honor or comfort 48 Aretha's music 49 Ankara native 50 Exasperate 52 Praise

21 Birthday candle

57 Hardwood tree

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56 TV's Charlotte

55 Pack animal

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Miscellaneous

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Merchandise

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE

LICENSE (U.C.C. 6101 et seq. and B & P 24074 et seq.) Escrow No. **36159-KR** 

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers and address of the Seller/Licensee are: PESCADOU BISTRO INC, 3325 **NEWPORT BLVD, NEWPORT BEACH, CA 92663** The business is known as: **PESCADOU BISTRO** 

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: DLR HOLDINGS LLC, 25214 CABOT ROAD, LAGUNA HILLS, CA 92653

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general ass FURNITURE, FIXTURES, GOODWILL AND ON SALE BEER AND WINE EATING PLACE, LICENSE # 41-406208 and are located at: 3325 NEWPORT BLVD, NEWPORT **BEACH, CA 92663** 

The kind of license to be transferred is: ON SALE BEER AND WINE EATING PLACE now issued for the premises located at: 3325 NEWPORT BLVD, **NEWPORT BEACH, CA 92663** 

The anticipated date of the sale/transfer is: NOVEMBER 16, 2023 at the office of: **ADVANTAGE ONE ESCROW, 19671 BEACH BLVD** STE 103 HUNTINGTON BEACH, CA 92648

The purchase price or consideration in connection with the transfer of the license and business, including estimated inventory and, is the sum of \$175,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH TO OPEN ESCROW \$17,250.00; BALANCE OF CASH \$157,500.00; TOTAL CONSIDERATION \$175,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: OCTOBER 6, 2023

SELLER: PESCADOU BISTRO INC, A CALIFORNIA **CORPORATION** 

BUYER: DLR HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ORD-1936365 DAILY PILOT 10/20/23



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**Legal Notices** 

**Legal Notices** 

**Legal Notices** 

**Legal Notices** 

#### **NOTICE TO CREDITORS** OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 043396-ST

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: Kylee Services Inc, 2549 Eastbluff Drive, Newport

(3) The location in California of the chief executive

office of the Seller is: 2549 Eastbluff Drive, Newport Beach, CA 92660 (4) The names and business address of the Buyer(s)

DALE Capital Ventures, LLC, 1800 W. Beverly Blvd

Suite 104, Montebello, CA 90640. (5) The location and general description of the assets to be sold are all stock in trade, furniture, fixtures and equipment, intangible assets and goodwill of that certain business located at: 2549 Eastbluff Drive,

Newport Beach, CA 92660 (6) The business name used by the seller(s) at that location is: The UPS Store #4285

(7) The anticipated date of the bulk sale is 11/07/23 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. Burbank, CA 91505, Escrow No. 043396-ST, Escrow Officer: Stephanie Toth.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 11/06/23. (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE

Dated: September 17, 2023 Transferees

DALE Capital Ventures, LLC, a Delaware Limited

By:/S/ Erika Lyn Burnett, Member By:/S/ David Lyle Sandler, Member By:/S/ Aaron Jay Sandler, Member 10/20/23

CNS-3748686# DAILY PILOT

Liability Company

#### **SUMMONS** (CITACION JUDICIAL) Case Number (Numero del Caso): BSC 224072 30-2023-01330608-CU-BC-NJC

NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO): ROBIN LUNSFORD, an individual; DOES 1 through 10,

YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): TREDWAY, LUMSDAINE & DOYLE, LLP, a California limited liability partnership,

NOTICE! You have been sued. The court may decide

against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, o the courthouse nearest you. If you cannot pay the fil-ing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referred an attorney. may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web Site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must

be paid before the court will dismiss the case.

iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decider en su contra sin escuchar su version. Lea la informacion a continuacion.

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presenter una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia

The name and address of the court is: (El nombre y

direccion de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE North Justice Center 1275 North Berkeley Avenue Fullerton, CA 92832

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an at-torney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del

demandante que no tiene abogado, es): MONICA GOEL (SBN 211549) BRIAN J. RAMSEY (SBN 265684) TREDWAY, LUMSDAINE & DOYLE LLP 3900 Kilroy Airport Way, Suite 240 Long Beach, CA 90806 (562) 923-0971

Date: (Fecha) 6/13/2023

DAVID H. YAMASAKI Clerk T. Merck Published in the NEWPORT HARBOR NEWS

**PRESS** with the DAILY PILOT on: 10/13, 10/20, 10/27 & 11/3/2023

Deputy (Adjunto)



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TS No: CA08000167-21-2 APN: 141-372-10 TO No 230008265-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 21, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 23, 2023 at 01:30 PM [PLEASE NOTE: Original Sale Date has been Postponed to a Future Date], at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 27, 2005 as Instrument No. 2005000322683, of official records in the Office of the Recorder of Orange County, California, executed by PAMELA MARTINEZ AND KENNETH MARTINEZ HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of EQUITY OPTIONS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 452 SWARTHMORE LANE. COSTA MESA, CA 92626 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$733,766.71 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting &

Information postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000167-21-2 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 8, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000167-21-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0440514 To: ORANGE COAST DAILY PILOT 10/13/2023,

Publication at 916.939.0772 for information

regarding the Trustee's Sale or visit the Internet

information regarding the sale of this property,

using the file number assigned to this case,

CA08000167-21-2.

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10/20/2023, 10/27/2023

#### **GIRLS' VOLLEYBALL**

### Los Amigos falls to Channel Islands in playoff appearance

#### BY ANDREW TURNER

Results came secondary for the Los Amigos girls' volleyball program Tuesday, which was participating in its first postseason match in recent memory.

The Lobos were rewarded with the chance to play in front of their home crowd, a prospect they were excited about from the moment they found out about their qualification as the third-place team in the Garden Grove League.

[Valerie "Our coach Herndon] messaged us the morning of Saturday," junior middle blocker Sophia Sotelo said. "I was screaming. I was very, very loud to my mom, and very ex-

Los Amigos put up a fight late, but it fell short to visiting Oxnard Channel Islands 25-18, 25-8, 25-23 in the wildcard round of the CIF Southern Section Division 8 girls' volleyball playoffs.

Sotelo had a team-high five kills for Los Amigos (8-9), which moved on from a stint of shaky play in the second set to play better defense in the third set. Junior libero Vy Ngo helped coordinate the team's passing, allowing the Lobos to send the ball back over the net and forcing Channel Islands (8-7) to execute offensively. Junior defensive special-

ist Mandy Le had three service aces and two kills for the Lobos. Sophomore outside hitter Catalina Guardado had two kills and

an ace, and senior outside hitter Natalie Tagle also recorded an ace.

A three-game winning streak to close out the regular season was largely responsible for getting Los Amigos into the playoffs. The Lobos earned five-set wins over Loara and Bolsa Grande, both of which they lost to in straight sets in the first half of Garden Grove League play.

"I think just knowing that we made it to CIF is such a big difference," said senior setter Ariel Lagunas, who had seven assists. "It's a big accomplishment, knowing for Los Amigos we haven't made CIF in a really long time.

Channel Islands played through the tandem of setter Jasmin Olguin and outside hitter Bea Cerezo. The latter used her vertical leap to great effect, teammates looking for her often at the left pin.

Twenty kills and six aces came off the right hand of Cerezo, whom Channel Islands coach Tiarah Umu referred to as a not-so-secret

"She's the most domi-nant player," Umu said of Cerezo. "It's not a secret. We don't try to hide it. We just try to utilize her as much as possible.'

Olguin finished with 24 assists and four aces. Rubi Villa added four aces, and Cecilia Vallejo and Leslie Segura each had three kills.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

# Daily Pilot

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Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

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E L	_	K S	SE	$\overline{}$	L E D S	  -	$\overline{}$	D E
8	1	7	4	9	6	2	5	3
6	5	9	2	3	1	7	8	4
2	4	3	7	5	8	1	6	9
7	9	5	1	4	3	6	2	8
1	2	8	9	6	5	3	4	7
4	3	6	8	2	7	9	1	5
5	8	2	3	1	9	4	7	6
9	7	4	6	8	2	5	3	1
3	6	1	5	7	4	8	9	2